

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1807 WEST SLAUGHTER LANE FROM**
3 **COMMUNITY COMMERCIAL (GR) DISTRICT TO LIMITED INDUSTRIAL**
4 **SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from community commercial (GR) district to limited industrial
10 services-conditional overlay (LI-CO) combining district on the property described in
11 Zoning Case No. C14-2012-0074, on file at the Planning and Development Review
12 Department, as follows:

13
14 4,004 square feet of land, more or less, being a portion of Lot 2, Plaza at Slaughter
15 Creek, Section One Subdivision the tract of land being more particularly described
16 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),

18
19 locally known as 1807 Slaughter Lane in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 The following uses are prohibited uses of the Property:

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27
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Basic industry	Campground
Equipment repair services	Equipment sales
Monument retail sales	General warehousing and distribution
Recycling center	Resource extraction
Scrap and salvage	Vehicle storage

33
34 Except as specifically restricted under this ordinance, the Property may be developed and
35 used in accordance with the regulations established for the limited industrial services (LI)
36 base district, and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2012.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2012 § _____
10 Lee Leffingwell
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 Karen M. Kennard Shirley A. Gentry
16 City Attorney City Clerk

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

REZONING

FIELD NOTE DESCRIPTION OF 4,004 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, PLAZA AT SLAUGHTER CREEK, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the East right-of-way line of Manchaca Road for the Southwest corner of Lot 2, Plaza At Slaughter Creek, Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 103A-103B of the Plat Records of Travis County, Texas;

THENCE leaving the East right-of-way line of Manchaca Road with the South line of said Lot 2, S 74 deg. 00' 46" E 149.54 ft. to a point in the North line of Lot 1-A, Block A, Resubdivision of Lot 1, Block A, AAA Facilities Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200053 of the Official Public Records of Travis County, Texas;

THENCE entering the interior of said Lot 2, N 16 deg. 59' 40" E 140.56 ft. to a point;

THENCE continuing across the interior of said Lot 2, the following three (3) courses;

- 1) S 73 deg. 00' 20" E 42.00 ft.;**
- 2) S 16 deg. 59' 40" W 5.50 ft.;**
- 3) S 73 deg. 00' 20" E 50.76 ft. to a point for the Southwest corner and PLACE OF BEGINNING of the herein described tract of land;**

THENCE continuing across the interior of said Lot 2 with the West line of this tract of land, N 16 deg. 59' 40" E 97.90 ft. to a point for the Northwest corner of this tract of land;

THENCE continuing across the interior of said Lot 2 with the North line of this tract of land, S 73 deg. 00' 20" E 40.90 ft. to a point for the Northeast corner of this tract of land;

THENCE continuing across the interior of said Lot 2 with the East line of this tract of land, S 16 deg. 59' 40" W 97.90 ft. to a point for the Southeast corner of this tract of land;

end of Page 1

Page 2 of 2

REZONING 4,004 SQUARE FEET

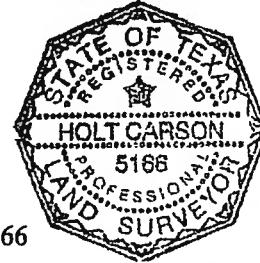
THENCE continuing across the interior of said Lot 2 with the South line of this tract of land, N 73 deg. 00' 20" W 40.90 ft. to the **PLACE OF BEGINNING**, containing 4,004 square feet of land.

PREPARED: June 25, 2012



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 865094

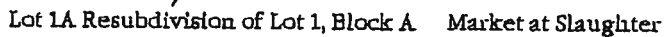
references:

TCAD Parcel No. 04 3021 05 02

City of Austin Grid: E14

PLAZA AT SLAUGHTER CREEK
SECTION ONE
Volume 86 Pages 103A-103B

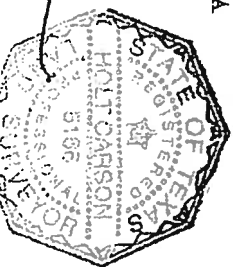
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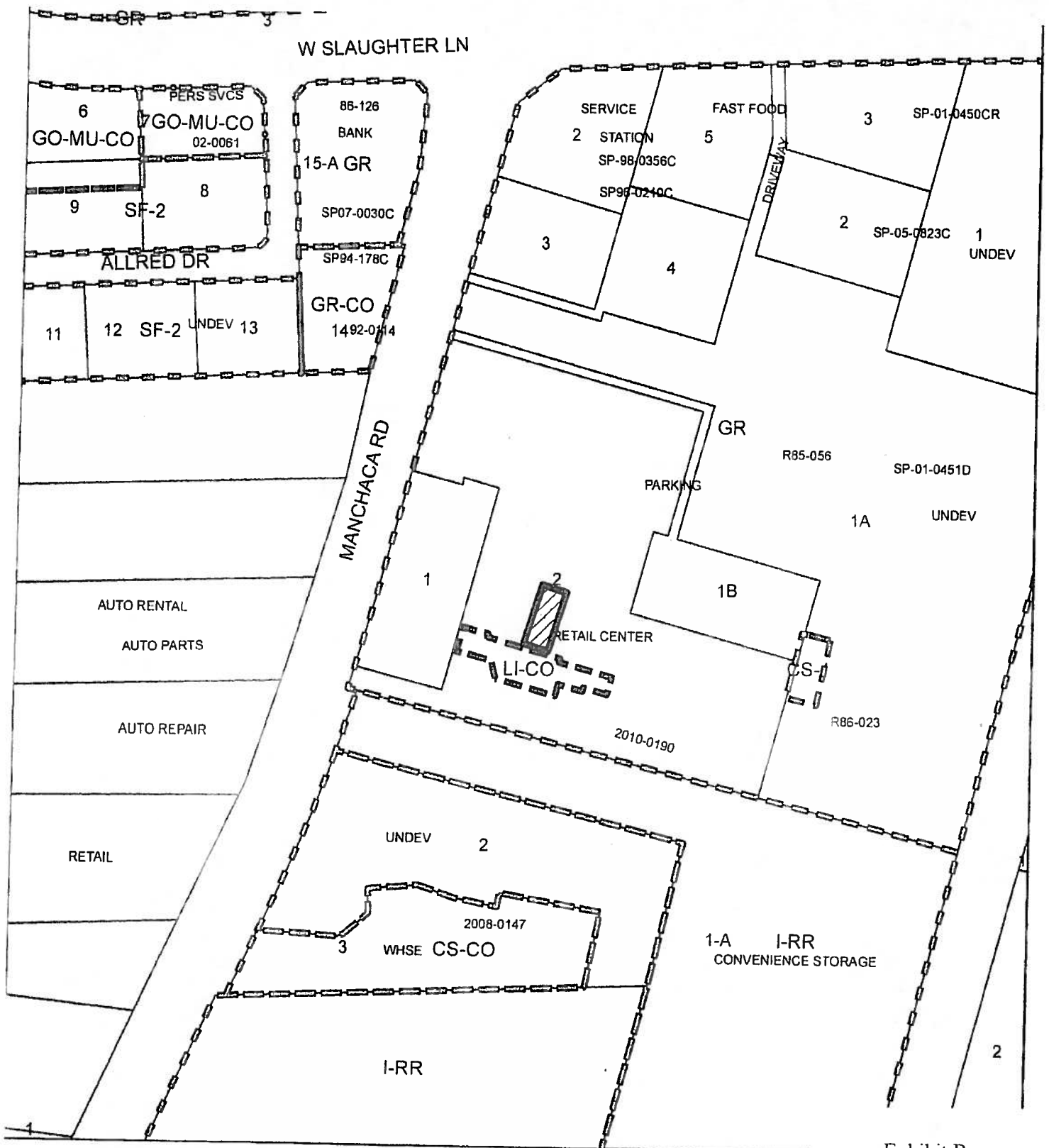


4.004 SQUARE FEET, BEING A PORTION OF LOT 2, PLAZA AT SLAUGHTER CREEK, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 103A-103B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.




Holt Carson

Registered Professional Land Surveyor No. 5166





1"=200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0074

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.